

A. SETTLEMENT STATEMENT	B. TYPE OF LOAN																																																						
UNION TITLE SERVICES, INC. <div style="background-color: black; width: 100px; height: 15px; margin: 5px auto;"></div> CORAL GABLES, Florida 33134 305 444-4508 fax: 305 445-4458	1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FMHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. File Number: 17-03-014 7. Loan Number: 8. Mortgage Ins. Case No.:																																																						
<i>C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.</i>																																																							
D. Buyer:	Oceana KB 706-N, LLC, a Florida limited liability company, a Florida Limited Liability Company																																																						
E. Seller:	Los Pinos Home, LLC, a Florida Limited Liability Company																																																						
F. Lender:	All Cash Transaction																																																						
G. Property:	Coral Gables, Miami-Dade County, Florida 33143-6463 Lot 5, Cocoplum Section One, Miami-Dade County, Florida																																																						
H. Settlement Agent:	Union Title Services, Inc.																																																						
I. Settlement Date:	April 28, 2017																																																						
Disbursement Date:	April 28, 2017																																																						
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L. Settlement Charges					Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales / Broker's Commission: Based on Price \$4,100,000.00 @ 6.00% = \$221,400.00 Division of Commission as follows						
701.	98,400.00 to Coldwell Banker Residential Real Estate (reduced by 20% per listing agreement)					
702.	123,000.00 to Fortune International Realty (to be reduced by \$41,000 due to Credit to Buyer - see line 204)					
703.	Commission Paid at Settlement					221,400.00
704.	Broker Only Commssion to Coldwell Banker Residential Real Estate					345.00
800. Items Payable in Connection with Loan:						
801.	Loan Origination Fee					
802.	Loan Discount					
803.	Appraisal Fee					
804.	Credit Report					
805.	Lender's Inspection Fee					
806.	Mortgage Insurance Application Fee					
807.	Assumption Fee					
900. Items Required by Lender to be Paid in Advance:						
901.	Daily interest charge from Apr 28, 2017					
902.	Mortgage Insurance Premium					
903.	Hazard Insurance Premium					
904.	Flood Insurance Premium					
1000. Reserves Deposited with Lender:						
1001.	Hazard Insurance					
1002.	Mortgage Insurance					
1003.	City Property Taxes					
1004.	County Property Taxes					
1005.	Annual Assessments					
1100. Title Charges:						
1101.	Settlement or Closing Fee to Union Title Services, Inc.				725.00	
1102.	Abstract or Title Search to Commonwealth Land Title Insurance Company					125.00
1103.	Title Examination					
1104.	Title Insurance Binder					
1105.	Document Preparation					
1106.	Notary Fees					
1107.	Attorney Fees and Costs to Tomas Kucera, Esq. (includes above item numbers:					3,350.00
1108.	Title Insurance to Union Title Services, Inc. (includes above item numbers:				12,825.00	
1109.	Lender's Coverage 0.00					
1110.	Owner's Coverage	4,100,000.00	Risk Rate Premium:	\$12,825.00		
1200. Government Recording and Transfer Charges:						
1201.	Recording Fees:	Deed	23.50	Mortgage 0.00	Releases 0.00	23.50
1202.	City/County Tax/Stamps:	Deed	0.00	Mortgage 0.00		
1203.	State Tax/Stamps:	Deed	24,600.00	Mortgage 0.00		24,600.00
1204.	Intangible Tax to Union Title ERecording					
1205.	Termination of Notice of Commencement (x 2) to Union Title ERecording					81.00
1206.	LLC Affidavit to Union Title ERecording					23.50
1300. Additional Settlement Charges:						
1301.	Survey to Gunter Group, Inc.				875.00	
1302.	Pest Inspection					
1303.	Municipal Lien Search to PropLogix					335.00
1304.	2014 Real Estate Taxes - Folio 03-4132-021-1500 to Miami-Dade Tax Collector					62,218.29
1305.	2015 Real Estate Taxes - Folio 03-4132-021-1500 to Miami-Dade Tax Collector					56,290.04
1306.	2016 Real Estate Taxes - Folio 03-4132-021-1500 to Miami-Dade Tax Collector					49,317.68
1307.	Water Balance Due (Acct # 0597488114) to Miami-Dade Water & Sewer					2,861.58
1308.	Final Water/Sewer/Stormwater Bill Escrows (Acct #'s 0597488114 and 4838782617) to Union Title Services, Inc. Escrow Account					750.00
1309.	Courier Fees (Prior Tax Payments) to Union Title Services, Inc.					15.00
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)					\$14,448.50	\$421,712.09

Settlement Date: April 28, 2017

File Number: 17-03-014

A.

SETTLEMENT STATEMENT

UNION TITLE SERVICES, INC.

CORAL GABLES, Florida 33134
305 444-4508 fax: 305 445-4458

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement. Note: Pursuant to Rule 4-21-010 of the Insurance Commissioner, the undersigned agrees and understands that in order to reduce the overall costs of title insurance and other services related hereto, that all interest income, if any, earned on the disbursement account shall be retained by Union Title Services, Inc.

Ocean Park 700-A, LLC, a Florida limited liability company

Buyer:

Emilio Antela, Manager

Los Pinos Home, LLC, a Florida Limited Liability Company

Seller:

Daniel Liste, Manager

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the instructions of the parties hereto.

COMWEALT 17-03-014

Settlement Agent:

Michael Sherman

Date: April 28, 2017

May 2007

CRP-DOJ-0001254539

Settlement Date: April 28, 2017

File Number: 17-03-014

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UNION TITLE SERVICES, INC.

CORAL GABLES, Florida 33134
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I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement. Note: Pursuant to Rule 4-21-010 of the Insurance Commissioner, the undersigned agrees and understands that in order to reduce the overall costs of title insurance and other services related hereto, that all interest income, if any, earned on the disbursement account shall be retained by Union Title Services, Inc.

Oceana KB 706-N, LLC, a Florida limited liability company
Buyer: _____
Emilio Artelo, Manager

Los Pinos Home, LLC, a Florida Limited Liability Company
Seller: _____
Daniel Leste, Manager

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the instructions of the parties hereto.

COMWEALT 17-03-014

Settlement Agent: _____
Michael Sherman

Date: April 28, 2017

Prepared by:
Tomas Kucera, Esq.

STE 206
BAY HARBOR ISLANDS FL 33154

Return to:
UNION TITLE SERVICES INC.
Coral Gables FL 33134

Parcel Identification No. **03-4132-021-1500**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28th day of **APRIL, 2017** between **LOS PINOS HOME, LLC, a Florida limited liability company** whose post office address is [REDACTED] **MIAMI FL 33129**, grantor*, and **OCEANA KB 706-N, LLC, a Florida limited liability company** whose post office address is [REDACTED] **Coral Gables, FL 33143** grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

LOT 5, BLOCK 9, COCOPLUM SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

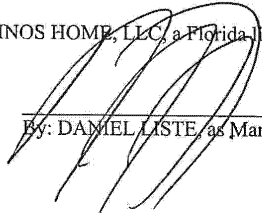
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: TOMAS KUCERA

Witness Name: Tamara Devos

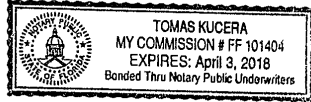
LOS PINOS HOME, LLC, a Florida limited liability company

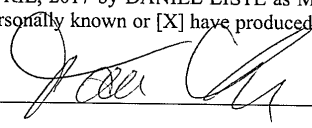
 (Seal)
By: DANIEL LISTE, as Manager

State of FLORIDA
County of MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of APRIL, 2017 by DANIEL LISTE as Manager of LOS PINOS HOME, LLC, a Florida limited liability company, who ☐ is personally known or ☒ have produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: _____

My Commission Expires: _____